



Presented September 6, 2005

Red Rocks Community College
(Revised 9/20/05)



UNIVERSITY OF DENVER



Colorado Blue Ribbon Panel on Housing

◆ Next Steps for Final Report (for October and November):

- Adopt a position on housing needs that illustrates the reasons for action on housing.
- Adopt 5-10 recommendations for action.
- Approve final report (November).

Needs statement

- ◆ Staff is working with finance committee to prepare this section of the report.
- ◆ Will incorporate data from
 - Needs Assessments
 - Rent burden reports
 - Housing Trust Fund coalition commissioned report
 - NAHB data
 - Household income data
 - Roundtable reports
 - Statement should reflect need within lowest MAI populations

5 Recommendations (9/6/05)



- ◆ Expanding Data Collection & Delivery
- ◆ Improving Service
- ◆ Financing Housing Needs
- ◆ Strategic Partnerships
- ◆ Policy Development

Data Collection & Delivery

- ◆ Implement ongoing collection and updating of housing needs assessment data.
- ◆ Incorporate Point-in-time homelessness survey.
- ◆ Inventory shelter beds and services for daily occupancy.
- ◆ Continually assist communities with conducting and updating needs assessments. (Knudtsen).
- ◆ Make completion of local needs assessment required for application to State Housing Board.

Data Collection & Delivery

- ◆ Develop a set of variables that all needs assessments will have in common and will be easy to update continually. (Knudtsen)
- ◆ Assist communities with conducting land inventories – municipal, county, and federal (Spehar).
- ◆ Encourage needs assessments be done on a regional level (Williams).

Data Collection & Delivery

- ◆ Ensure that all regional developments in housing funds and local initiatives are identified in order to avoid duplication. (Haupt).
- ◆ Assist communities with analyzing salary and benefit levels as compared to housing prices and compared to other communities. (Spehar).

Data Collection & Delivery

- ◆ Strongly encourage [what does this mean?] communities to determine how many jobs are being created that will require affordable housing. (Ragonetti). [this plan was endorsed by HBA in an effort to get recognition of how new jobs drive housing need]
- ◆ Inventory support services for owners and property managers.

Data Collection & Delivery

- ◆ Colo. Division of Housing Web site
- ◆ ColoradoHousingSearch.com
- ◆ All needs assessment data
- ◆ All state and local funding sources
- ◆ Connect available data from public and private sources.
 - Connectivity among all public sources:
 - ◆ Labor
 - ◆ Workforce development
 - ◆ Demography
 - ◆ Local agencies

Improving Service

- ◆ Join with other major funders to create common application and monitoring procedures.
- ◆ Coordinate data with local 211 services
- ◆ Provide information outlets directed to the end consumer
- ◆ Create a one-stop-shop that provides comprehensive information on funding sources and how to use them.
- ◆ Continually promote and develop technical assistance and data services programs.

Improving Service

- ◆ Partnerships with demography and other DOLA field staff.
- ◆ Increase outreach to small communities with little capacity for applying to state housing board.
- ◆ Increase outreach to public and private organizations that may benefit from services such as trainings, data services, and ColoradoHousingSearch.Com.
- ◆ Coordinate with the Colo. Assoc. of REALTORS to augment their affordable housing training programs.

Strategic Partnerships

◆ Building blocks of community development:

- Jobs
- Housing
- Transportation
- Water
- Education

Strategic Partnerships

- ◆ Housing agencies need to take the first steps in building communications with:
 - Councils of Governments
 - Regional Planning Commissions
 - Club 20, Action 22, Progressive 15
 - Economic Development Organizations
 - All relevant government agencies

Recognize that housing must compete with a variety of other services provided by local governments such as transportation. Housing's role needs to be clearly defined (Rock).

Strategic Partnerships

- ◆ Carefully define different types of housing. Distinguish between workforce housing and “affordable housing” (Tauer)
- ◆ Use “base jobs analysis” to identify job growth trends and the need for affordable housing. (Williams)

Strategic Partnerships

- ◆ Illustrate Housing's connection to infrastructure
 - The need for developable lots
 - Effects on highway system
 - Costs of water delivery
- ◆ Assist communities with analyzing salary and benefit levels as compared to housing prices and compared to other communities.
(Spehar).

Strategic Partnerships

- ◆ Encourage inclusion of a housing plan in all local comprehensive plans.
- ◆ Assist non-profit organizations with engaging economic development groups and making their housing products more available to employers. (the Care Housing approach)
- ◆ Housing needs for retirees – aging in place or moving?

Financing Housing Needs

- ◆ It is unlikely that any single revenue source will provide the desired resources.
- ◆ Identify several possible sources
 - [see finance committee report]
- ◆ Develop a long-term vision for engaging the public on the need for funding.
- ◆ Encourage policies that recognize that funding decisions should be made at the state and local level.
- ◆ Press for greater flexibility in existing federal sources of funds.

Financing Housing Needs

- ◆ Assist with local land acquisition.
- ◆ Increase the creation developable lots through infrastructure expansion.
- ◆ Explore use of the Townsite Act for land acquisition.
- ◆ Increase coordination with private foundations.

Policy Development

- ◆ Consider emulating programs nationwide that allow cities or states to acquire foreclosed and abandoned properties that in turn will be sold to developers to build affordable properties.
- ◆ Changes in law allowing CDH to temporarily own property.

Policy Development

- ◆ Foreclosure prevention programs.
- ◆ Predatory lending prevention programs.
- ◆ Long range planning for future capital needs of housing stock.
- ◆ Form pool of buyers interested in acquiring foreclosing properties.

Policy Development

- ◆ Require more extensive financial data from applicants to State Housing Board.
- ◆ Encourage Community Colleges and Workforce Centers to offer homebuyer-counseling classes as part of a greater personal financial management seminar.

Policy Development

- ◆ Planning and zoning regulation is the prerogative of local communities
- ◆ Housing agencies such as CDH can provide technical assistance in working with planning officials.
- ◆ Work with local communities in assessing impact of fees on affordable housing.
- ◆ Create a system that will allow certain zoning efforts to meet specific community defined requirements and then be exempted from the lengthy referenda processes. (Rock)
- ◆ [See attached discussion topics]
- ◆ [we need more guidance form panel on this issue]

Organizing the Data

- ◆ Full panel recommendations – listed
- ◆ Level of statewide consensus -ranked
 - What issues are common to all regions?
 - What issues are limited to specific regions?
- ◆ Priority level - ranked
 - What issues are most urgent?
 - What recommendations have a high probability of relatively immediate success?

Organizing the Data

- ◆ Include an appendix with regional reports allowing readers to focus on specific regions.
- ◆ Matrix of Roundtable topics and recommendations [see handout]

Approving the Report

- ◆ Last meeting, Tuesday November 29.
 - Will allow panel to react to election results.
- ◆ Any recommendations that require legislation will need to be addressed quickly